BLOCK 9 LOT 15
YULEE WOODS #3 PB 5/239

DURRANCE JENNIFER LIVINGSTON/DURRANCE ROBERT AUSTI
85024 ASHLEY AVE
YULEE, FL 32037

2025

42-2N-27-4613-0009-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

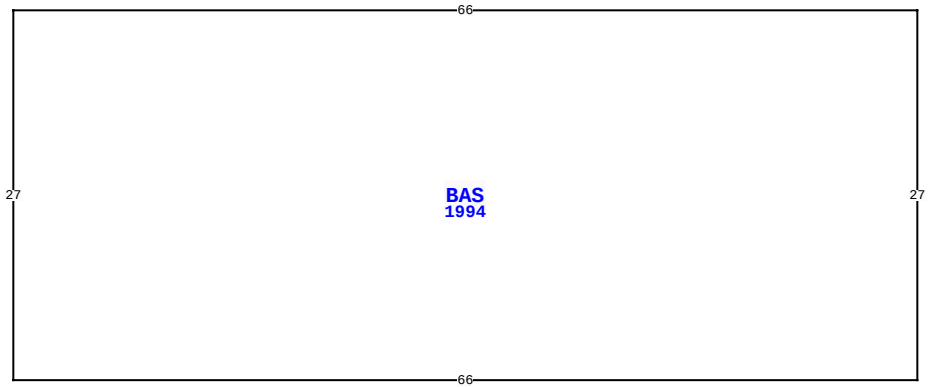
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1994	1,782	53,075
TOTALS	1,782			1,782	53,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	116.8000	99.28	176,917	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2020 Heated Area: 1782 HX Base Yr 2020



85024 ASHLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,075
TOTAL MARKET OB/XF VALUE		3,086
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		141,161
SOH/AGL Deduction		46,288
ASSESSED VALUE		94,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,151
TOTAL JUST VALUE		141,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-445	MH MOVE-ON	41,000	04/01/1994
93-075	MH MOVE-ON	9,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1540	6/01/2023	QC	U	I	11	100
GRANTOR: DURRANCE JENNIFER LIV						
GRANTEE: DURRANCE JENNIFER L						
2036/0692	3/23/2016	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: LIVINGSTON JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S27 E66 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2000	2000	3	20	272	

LAND DESCRIPTION

TOTAL OB/XF 3,086

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS